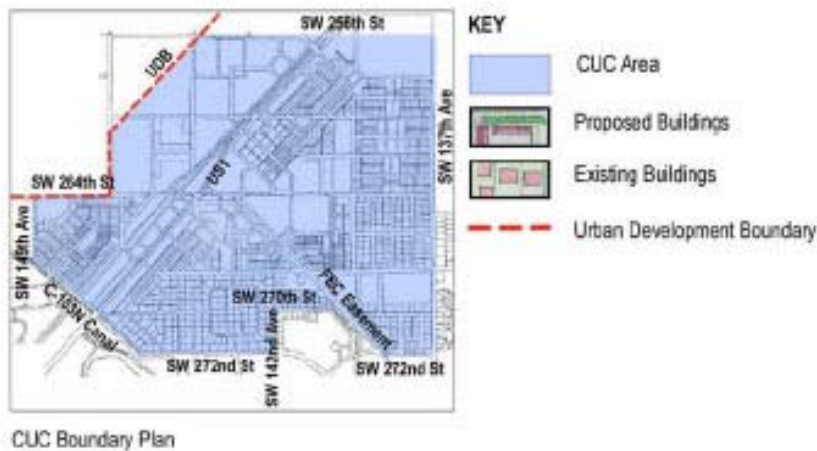


On December 22, 2004, the Director of the Miami-Dade Department of Planning and Zoning (Director) filed an application to rezone the properties within the boundaries of the Naranja Community Urban Center, as described below, from multiple zoning districts to the Naranja Community Urban Center District (NCUCD).

On December 2, 2004, the Board of County Commissioners adopted Ordinance Number 04-217 establishing the Naranja Community Urban Center District (NCUCD) and requesting the Director to file a rezoning application for all the properties within the Naranja Community Urban Center. The regulating plans of NCUCD including those depicting the land uses and building heights, among others are on file at Department of Planning and Zoning and are provided below.

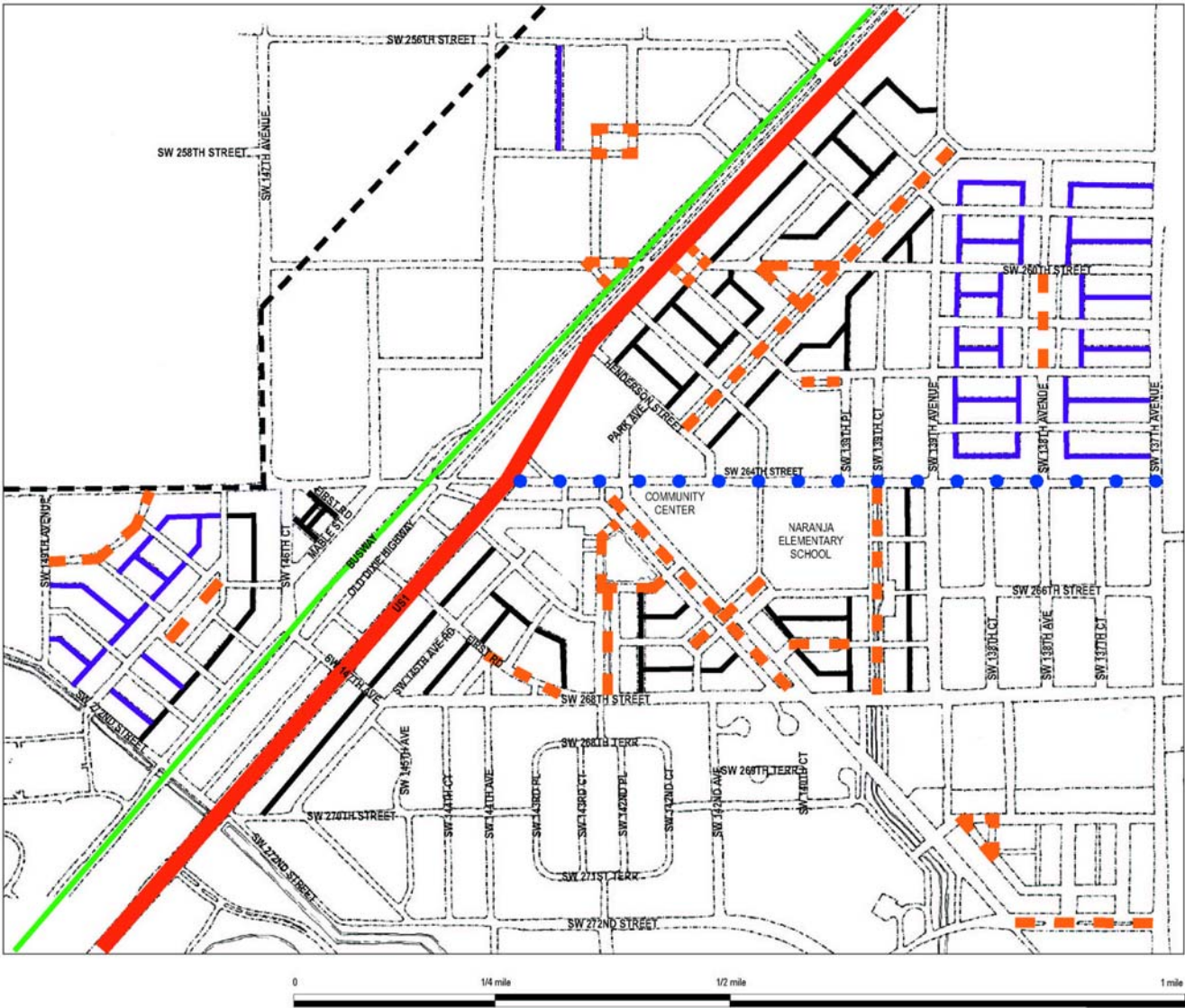
In the event of any questions, please contact the Community Planning Section at 305-375-2842.

**Naranja CUC Boundaries:** from the northwest corner of the intersection of SW 137 Avenue and SW 272 Street, north along the west side of SW 137 Avenue to the south side of SW 256 Street, then west along the south side of SW 256 Street to the UDB line, as reflected on the maps on file with the Department of Planning and Zoning dated September 22, 2003, then south and west along the UDB to the centerline of SW 149 Avenue, then south along the centerline of SW 149 Avenue to the C-103N canal, then southeast along the canal to the north side of SW 272 Street, then east along the north side of SW 272 Street to the west side of SW 142 Avenue, then north along the west side of SW 142 Avenue to the south side of SW 270 Street, then east along the north side of SW 270 Street to the east side of the FEC easement, then southeast along the east side of the FEC easement to the north side of SW 272 Street, then east along the north side of SW 272 Street to the west side of SW 137 Avenue. The exact location of the UDB line as of the effective date of this ordinance is on file with the Department of Planning and Zoning. An approximate delineation of the UDB line is depicted in the Regulating Plans.

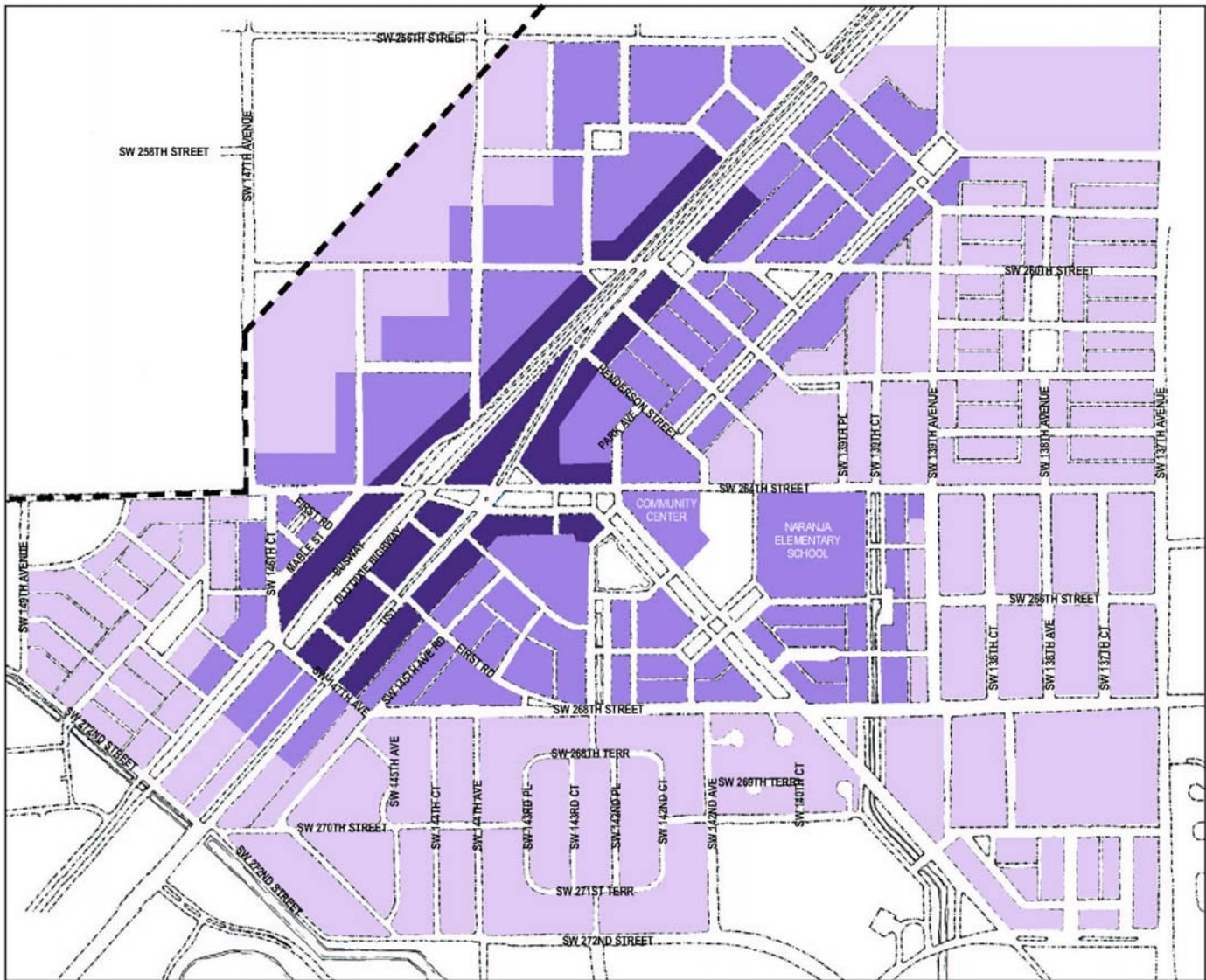


# **NCUCD Regulating Plans**





**I. Street Types Plan**



**II. Sub-districts Plan**



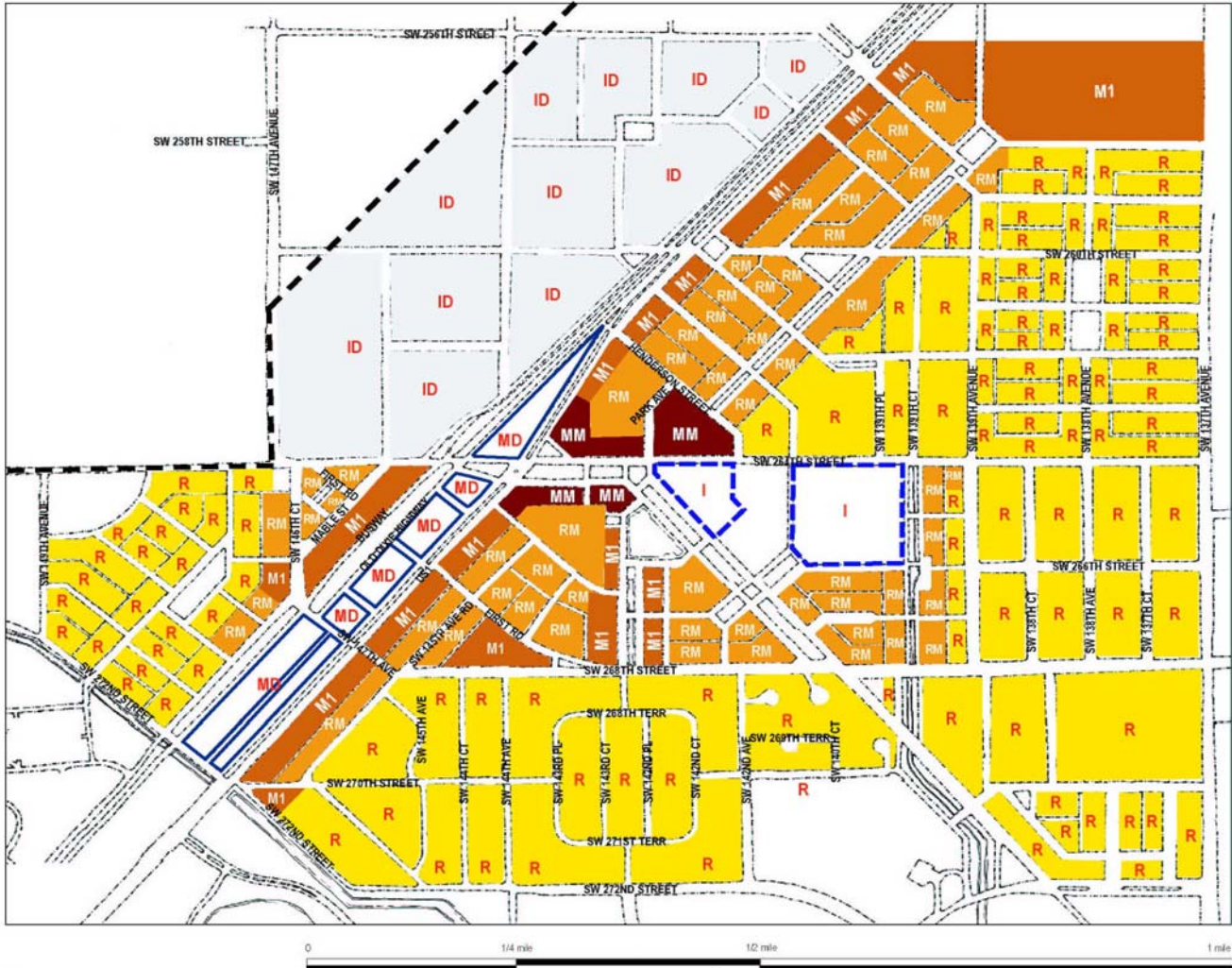
**KEY**

-  Core Sub-District
-  Center Sub-District
-  Edge Sub-District
-  Urban Development Boundary

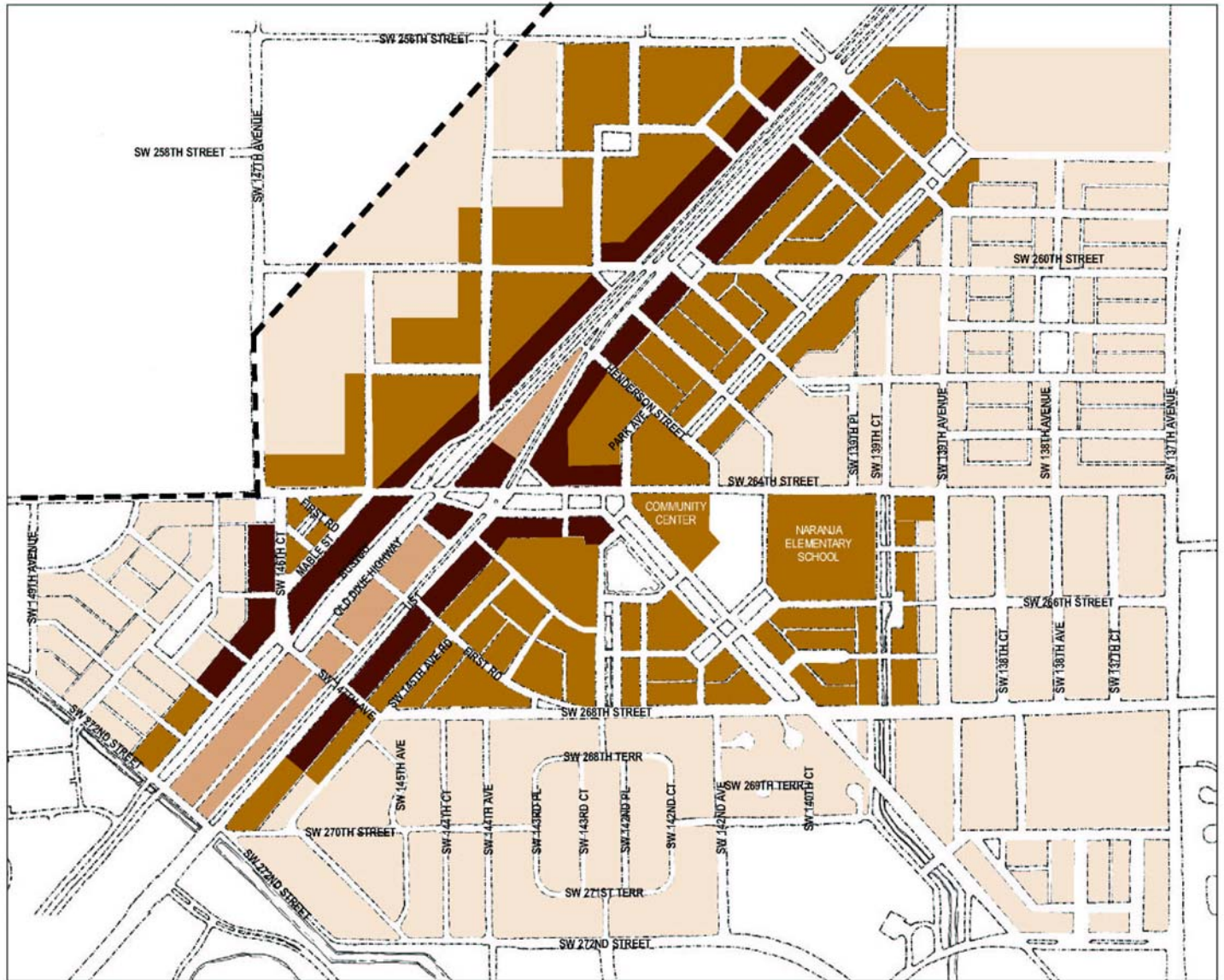


### III. Land Use Plan

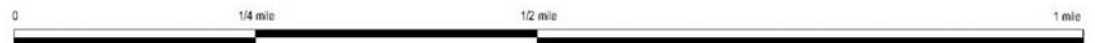
See Section 33-284.68 on this Code for specific permitted uses in each land use area.



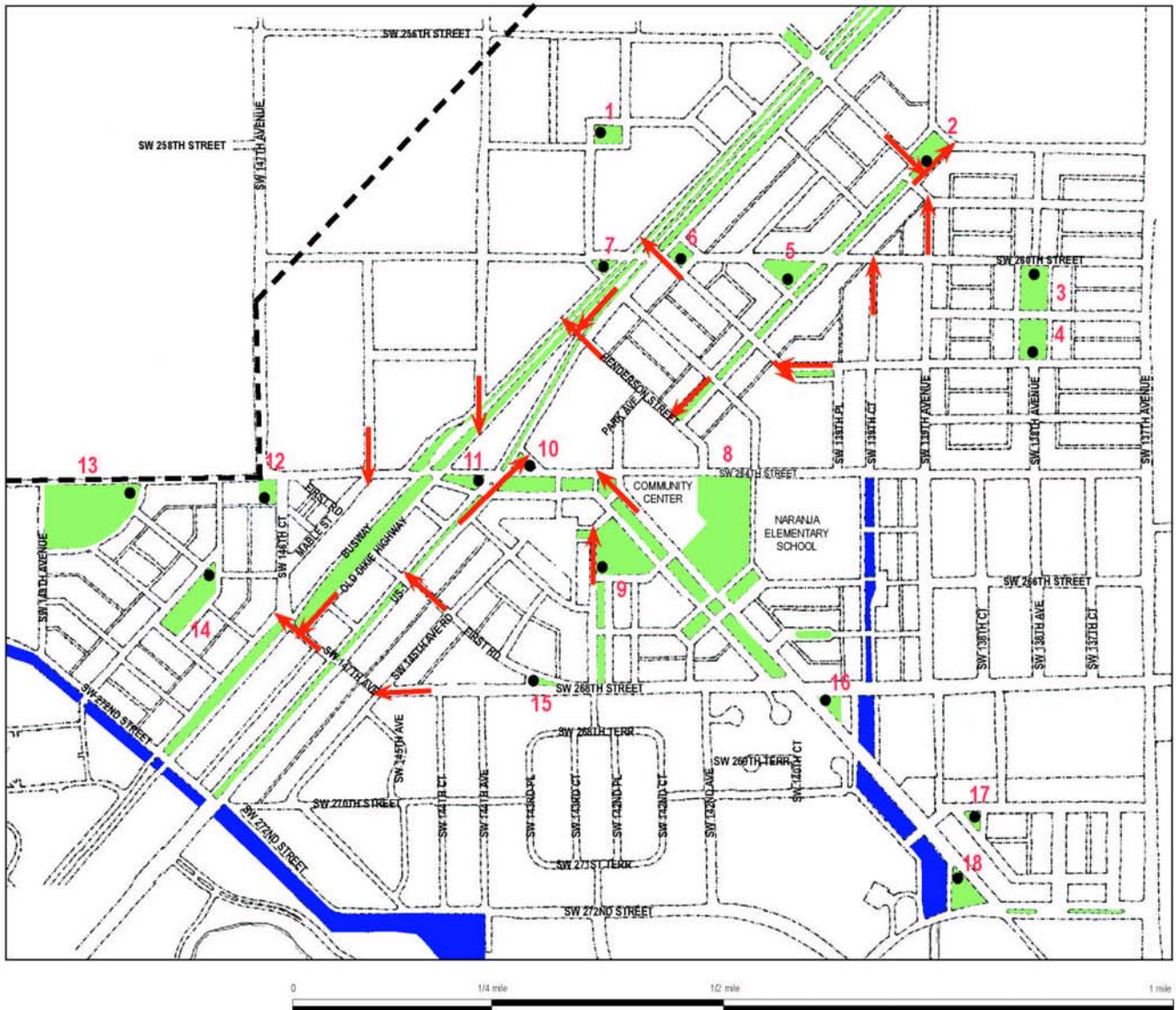
#### IV. Building Heights Plan



## KEY



## V. Designated Open Space Plan



## KEY

-  Open Space: G: Green; S: Square; P: Plaza  
 Existing Water Bodies  
 Street Vista  
 Anchor Point  
 Urban Development Boundary

No	Type	Area
1.	S	15,000 sqft
2.	S	17,000 sqft
3.	G	32,200 sqft
4.	G	28,000 sqft
5.	P	25,000 sqft
6.	P	10,000 sqft
7.	P	5,000 sqft
8.	G	Existing
9.	S	50,200 sqft
10.	P	5,400 sqft
11.	P	7,000 sqft
12.	G	9,600 sqft
13.	G	120,500 sqft
14.	G	35,000 sqft
15.	G	2,600 sqft
16.	G	7,000 sqft
17.	G	4,000 sqft
18.	G	18,000 sqft

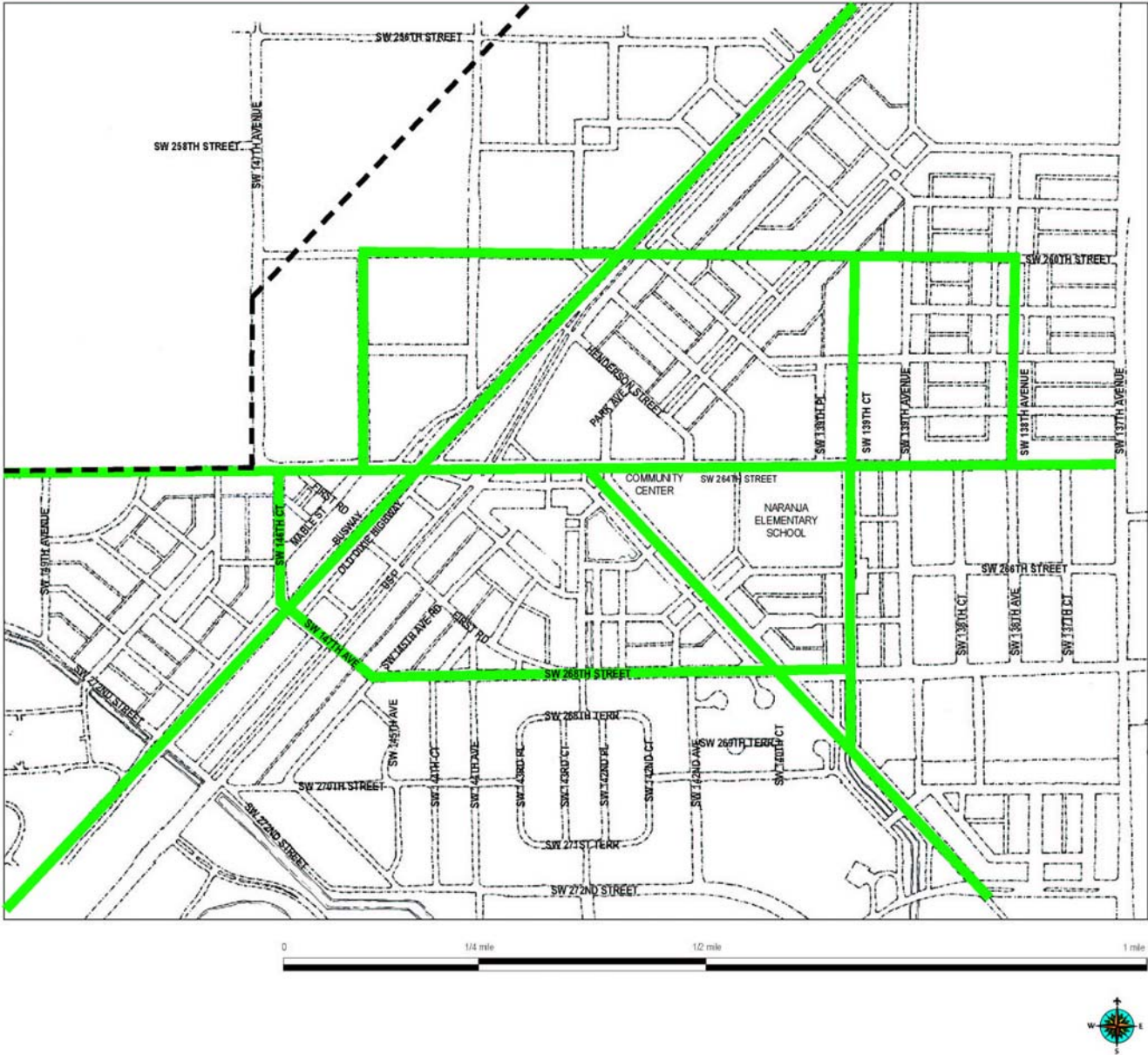
An open space where an anchor point is shown shall provide the general square footage shown in this Designated Open Space Plan.

An open space where an anchor point is not shown shall be developed according to the Street Type Development Parameters.



Moody Drive (SW 268 Street) green in the Center Sub-District (number 15) may be developed residentially under the RM criteria or business under the M1 or MD criteria and shall be developed according to the Open Space Regulations.



VI. Bike Route Plan



**KEY**

-  Bike Route: Streets along bike route shall generally be as specified in the Street Type Development Parameters where a bike lane is shown.
-  Urban Development Boundary

## VII. New Streets Plan

